



RUSTAT CLOSE, BARROW UPON SOAR, LOUGHBOROUGH
OFFERS OVER: £ 280,000



Beautifully Appointed Four-Bedroom Home in Poppy Fields, Barrow upon Soar. Nestled within the highly sought-after Poppy Fields development in the charming village of Barrow upon Soar, this exceptional three-storey residence offers spacious and versatile living perfect for modern family life. Thoughtfully designed and meticulously maintained, this home combines contemporary comforts with flexible accommodation and an integral garage — ideal for growing families or professionals seeking space and convenience.



Ground Floor – Practicality Meets Flexibility

Step into a welcoming entrance hall, where to your left you'll find direct access to the integral single garage, offering plentiful storage options. Further along the hallway lies a well-equipped utility room, featuring a sink, plumbing for a washing machine, additional cabinetry, and access to the rear garden — a must-have for family living.

At the rear, a multi-purpose room presents endless possibilities: use it as a fourth bedroom, a home office, a playroom, or even a private snug. A ground floor WC adds further everyday convenience.

First Floor – Contemporary Living & Entertaining Space

The first floor plays host to a stunning, L-shaped dining kitchen, fitted with stylish, modern units and a Juliet balcony to the front, allowing natural light to pour in. Integrated appliances — including a fridge/freezer, double oven, and dishwasher — make everyday cooking a pleasure, while there's ample space for a generous dining table or relaxed seating area.







To the rear, the spacious lounge stretches the full width of the home, complete with another Juliet balcony overlooking the garden — a serene setting for unwinding or entertaining.

Second Floor – Private and Peaceful Bedrooms

Upstairs, three well-proportioned bedrooms provide a calm retreat for all the family. The principal bedroom is a true highlight, benefiting from fitted storage and a stylish en-suite shower room. Two further bedrooms share the main family bathroom, which includes a three-piece suite with a shower over the bath — ideal for busy mornings or evening soaks.





Outdoor Space & Location Highlights

The rear garden features a raised lawn and paved patio — a delightful spot for al fresco dining or summer lounging. To the front, there is off-road parking in addition to the garage.

Located in a family-friendly community, Poppy Fields enjoys a wonderful balance of tranquillity and convenience. Residents can enjoy scenic country walks, a well-regarded local primary school, and a thriving village centre — all just a short stroll away. Barrow upon Soar train station is just 10 minutes on foot, offering easy commuter access to nearby towns and cities.





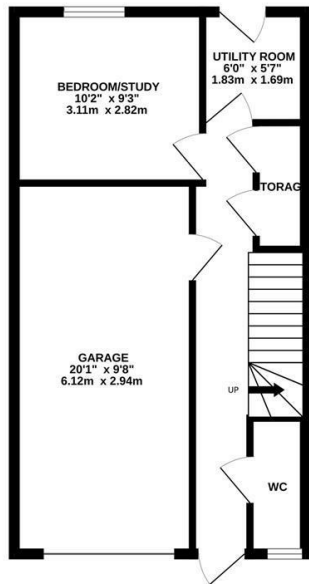




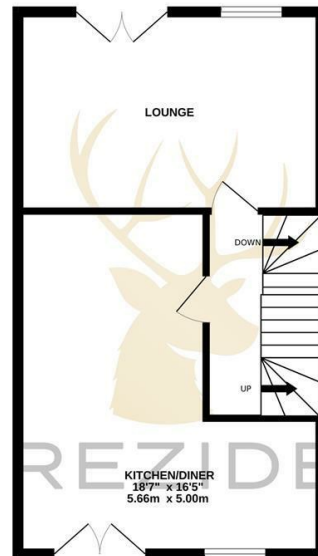
KEY FEATURES:

- NO CHAIN
- Flexible 4-bed layout over three floors
- Integral garage & driveway parking
- Utility room with garden access
- Modern L-shaped kitchen with integrated appliances
- Juliet balconies front and rear
- Principal bedroom with en-suite
- Walk to village, school & train station

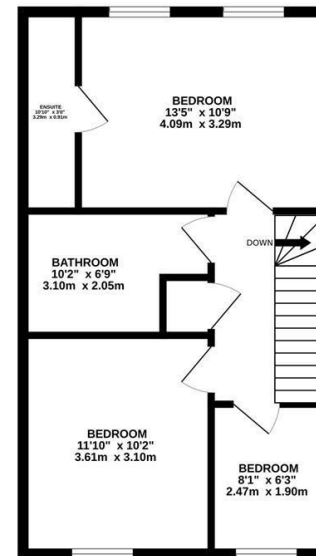
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1425 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		94	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B	85		(91-91) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	
		